

RETAIL SPACE AVAILABLE FROM 1,566 SF
RESTAURANT SPACE AVAILABLE FROM 2,308 SF



Marketplace at Fells Point is the center of the Fells Point, a waterfront neighborhood, in southeast Baltimore in the 600 block of South Broadway.

Fells Point, home to some of the City's best restaurants, nightlife and retail shops, originally established in 1763; currently possesses a unique, eclectic, urban presence; while retaining its maritime character and historical culture.

Marketplace at Fells Point, with 159 beautifully appointed residential units, and 28,000 square feet of retail shops and restaurants, is just one mile from Johns Hopkins University and Johns

Hopkins Health Services, the City's largest employer; and within walking distance of Under Armour headquarters.

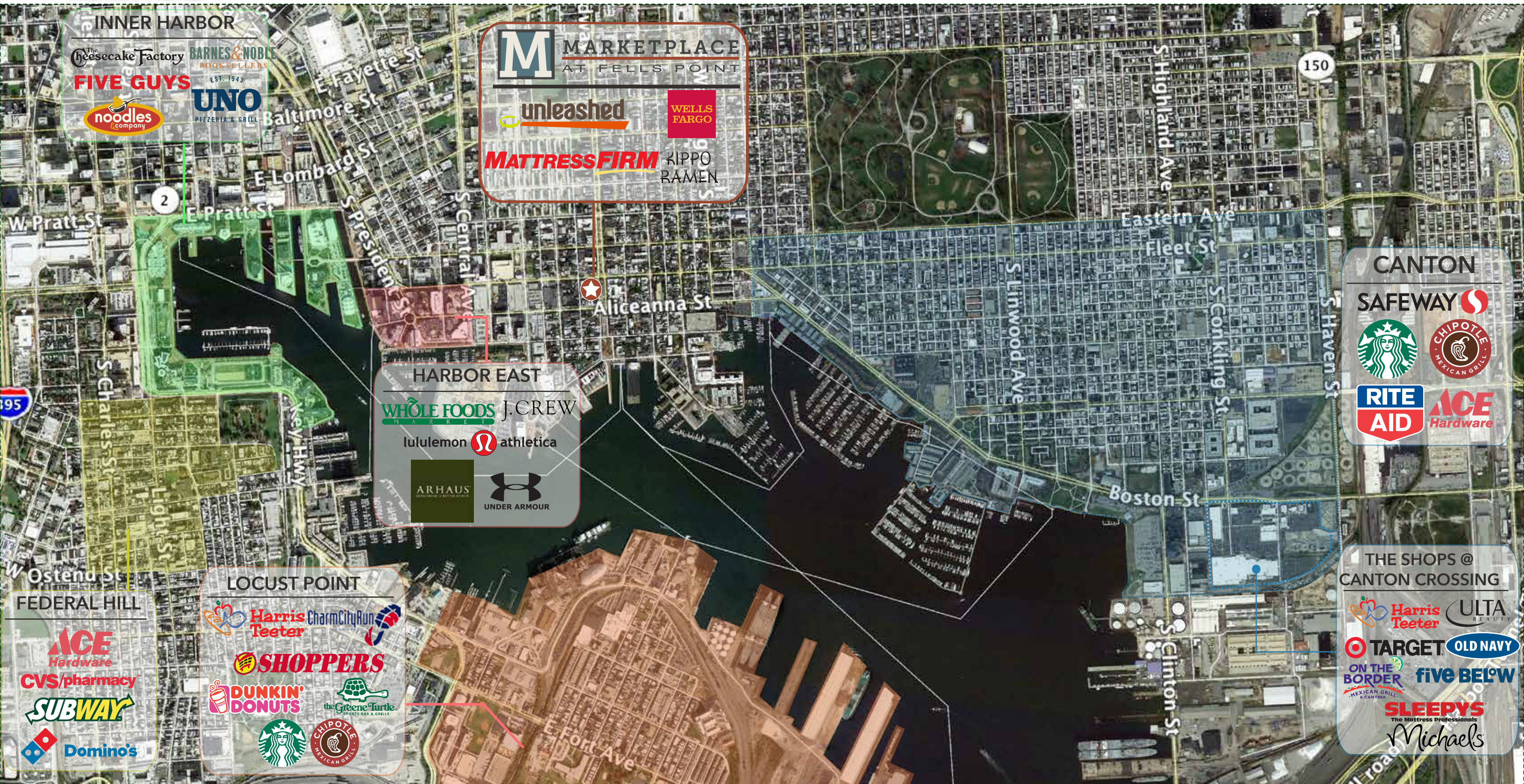
The Fells Point trade area has an approximate household population of 125,379 and a daytime population of 166,742. The average household income is \$109,943. The area has experienced tremendous growth over the past five years with the addition of over 1,000 new apartments with rental rates ranging from \$2,100-\$4,300 per month.

In 2015, Marketplace at Fells Point won the Urban Land Institute (ULI) Wavemaker Award.

The annual Wavemaker Awards recognize outstanding local real estate development projects. Marketplace was selected for such characteristics as completeness, quality and sustainability.

Retailers at Marketplace at Fells point include: Unleashed, Broadway Nail Spa, Mattress Firm, Sammy's Enoteca, Kippo Ramen and Wells Fargo.





Property Highlights:

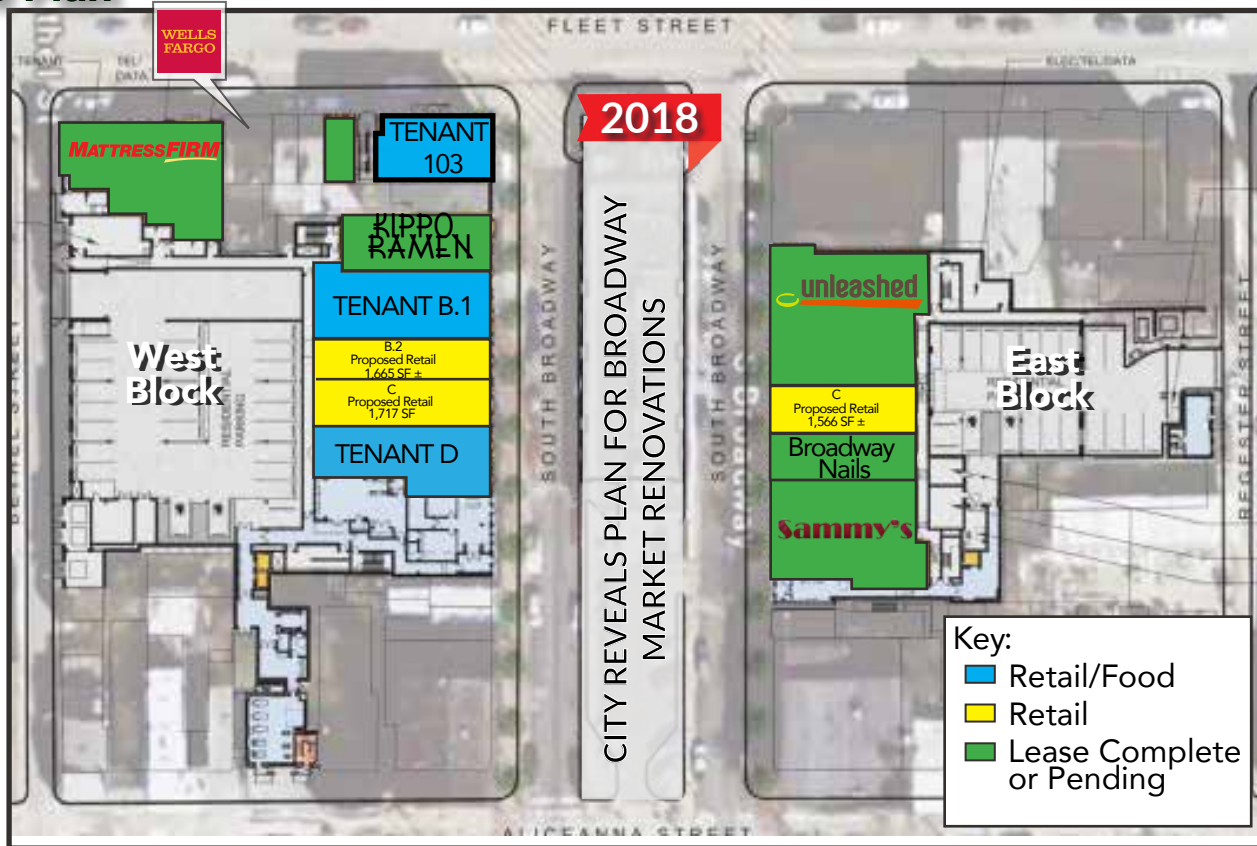
- Total Square Feet: 27,880 SF of retail/office space beneath 160 luxury apartment units
- Parking Spaces: 115 parking spaces for residents; ample street parking for visitors and shoppers
- Zoning: PUD (no zoning)
- ADT 12,000+ on Fleet Street

- Within walking distance of the Inner Harbor, Little Italy, Canton, and other prominent Baltimore neighborhoods.
- Just a 10-minute water taxi ride from Locust Point
- Located on the Green Route of the Charm City Circulator, a free bus service in downtown Baltimore.
- 11 miles from BWI Thurgood Marshall Airport

Featuring the following retailers:



Site Plan



WEST BLOCK

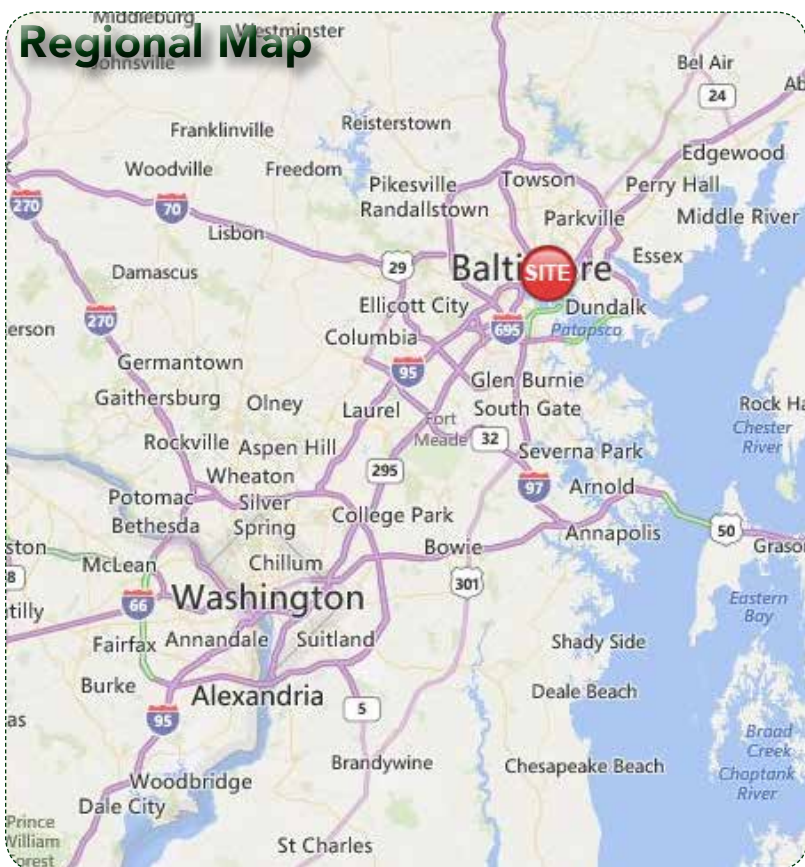
TENANT A:	Kippo Ramen		
TENANT B.1:	Available Retail/Food	2,531 SF	
TENANT B.2:	Available Retail	1,665 SF	
TENANT C:	Available Retail	1,717 SF	
TENANT D:	Available Retail/Food	2,308 SF	
TENANT 101:	Mattress Firm		
TENANT 102:	Wells Fargo		
TENANT 103:	Proposed 2-story Retail	3,312 SF	

EAST BLOCK

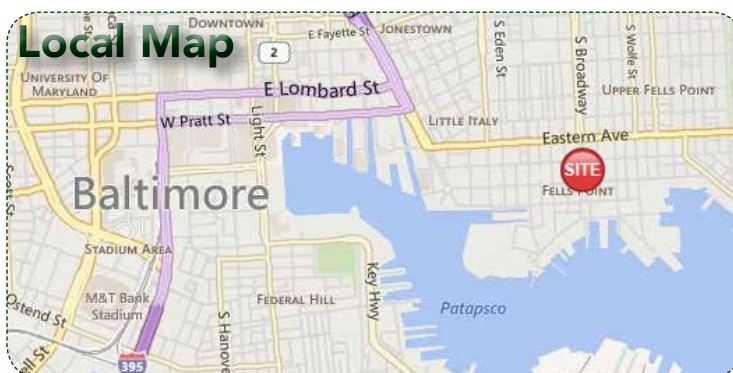
TENANT A:	Sammy's Enoteca		
TENANT B:	Broadway Nails		
TENANT C:	Available Retail	1,566 SF	
TENANT D - F:	Unleashed By Petco		

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Regional Map



Local Map



KLEIN ENTERPRISES
DEVELOPMENT • ACQUISITIONS • BROKERAGE • MANAGEMENT

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